

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

- TUESDAY 4 PM -

- Virtual Meeting via Zoom – Link [HERE](#)

- Presentation Materials via Google Drive – Link [HERE](#)

Applicants:

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) and copy Dani Sada (dani@willandfotsch.com) before your projects may be placed on the Agenda.
- Presentation materials for the meeting should also include materials presentation and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.

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1. *Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
 2. *Public comments will be strictly limited to **2 minutes per person**. Please review the following meeting minutes. It is not necessary to repeat previous comments.*

COMMITTEE MEMBER ATTENDANCE:

La Jolla CPA

Brian Will (Chair) y
Glenn Rasmussen
Greg Jackson y
John Fremdling
Kevin Leon y

La Jolla Town Council

- vacant -
Angeles Leira
John Shannon y
Brian Williams y
AJ Remen y

NON-AGENDA PUBLIC COMMENT:

- None
- Miller – Foxhill what was the approval process – Greg described DPR/CPA, CDP approval and Appeal withdrawal
- Miller – Fence on side of Nautilus from Via Valverde all the way down to Muirlands, can it be reduced or removed?
- Miller – 6340 Camino de la Costa estate sale, tearing that down? View corridors

POSSIBLE ACTIONS ITEMS

ITEM 1: FINAL REVIEW

Project Name: 9450 La Jolla Shores Dr
Project Number: PRJ-1121692
Address: 9450 La Jolla Shores Dr, La Jolla, CA 92037
Applicant's Rep: Francis Ramos

Project Description: A Coastal Development Permit (Process 2) for development of a 735 square foot two-

story detached accessory dwelling unit on a site with an existing one-story single dwelling unit. The 0.33-acre site is located at 9450 La Jolla Shores Drive in the Residential Single Dwelling Unit (RS-1-4) Base Zone, Coastal (Appealable), Coastal Height Limit, First Public Roadway, Existing Scripps Estates Historic District, Paleontological Sensitivity Area (Moderate), Parking Standards Transit Priority Area, Transit Priority Area, and Affordable Housing Parking Demand (High) Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan. This development is within the Coastal Overlay zone and the application was filed on October 25, 2024.

7/15/2025 Applicant Presentation: Francis T7 Architecture

- Made changes, reviewed by HOA and approved
- Most upper windows gone, glass faces inward to property, no longer second story, all on one level.
- 676 sf, Slight increase in footprint closer to main house, gabled roof pitch
- 6'-7" minimum setback where 4' allowed
- High windows into vaulted ceiling space
- Height reduced inches
- Public Comment
 - Cessi – Why so tall if single story, still seems unnecessarily massive
 - Ward – What is exact structure height
- Committee Comment:
 - Will: Is there phantom floor area (applicant: no)
 - Jackson: Still seems big relative to the neighborhood – looks larger with less glass
 - Williams: Appears they have made sincere effort to address neighborhood concerns, far below code requirement.
 - Will: Thank you for gesture for major redesign to preserve neighbor privacy
 - Shannon: Fewer neighbor opposition
 - Williams: Landscape? (will be added to further screen)
- Motion
 - Recommend CPA to recommend approval to city (Jackson/Williams)
 - APPROVED 5-0-1 (chair abstains)

ITEM 2: PRELIMINARY REVIEW

Project Name: 5360 Calumet Avenue

Project Number: PRJ-1119583

Address: 5360 Calumet Avenue, La Jolla, CA 92037

Applicant's Rep: Bob Trettin

Project Description: A Process Three Coastal Development Permit and Site Development Permit for the construction of a coastal bluff sea wall, located at 5360 Calumet Avenue. The 0.16-acre site is in the RS-1-7 Base Zone, Coastal (Appealable), Coastal Height Limit, and Sensitive Coastal Overlay Zones, First Public Roadway, within the La Jolla Community Plan Area. This development is within Coastal Overlay Zone and the application was filed on August 21, 2024.

7/15/2025 Applicant Presentation: Bob Trettin / John Franklin

- CORRECTION: SDP through city, CDP directly through CCC
- Many other homes nearby threatened by failing bluff (2 others this applicant is processing)

Agendas and Committee Reports are available online at www.lajollacpa.org
Please contact info@lajollacpa.org with questions/concerns.

- Shotcrete tie back wall, sculpted and color treated to match natural bluff
- Across the entire lot width
- Factor of safety is 1.16, failing bluff, current patio damage, need to stabilize all the way to bottom
- Public Comment
 - Mary Lynn Hyde – What about the Bandera paper street so the whole stretch can be stabilized. Can the city get involved in this. (applicant: projects pay into beach mitigation fund to San Diego as starter fund for city)
- COMMITTEE
 - Jackson – CPA had presentation from Surfrider presentation, bluffs are supposed to erode and it's wrong to try to save them.
 - Trettin – CCC has been having this discussion, planned retreat, you have the right to protect your home, “they SHALL approve”
 - Shannon – understand need to reinforce, Bandera is eroding faster than neighbors, Can water escape these walls? (applicant: yes the wall will have weep holes)
 - Williams – What will it look like
 - MOTION
 - Make FINAL (Williams/Leon)
 - PASSES 6-0-0
 - LJCPA should recommend approval (Williams/Shannon)
 - PASSES 4-1-1 (chair abstain)